



PLANNING AND DEVELOPMENT

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Date: 24 September 2025

Tim Booth
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OL16 1DH

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00350/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 1 (Time Limit), 2 (Plans), 3 (Materials and Details) and 4 (Landscaping) of planning permission 22/00527/FUL
Location:	17 Water Street, Rochdale, OL16 1TL,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Decision: This is a compliance condition which does not need to be discharged.

- 2 This permission relates to the following plans:

- Vehicle Parking Area, Proposed Plan & Sections. Drawing no: dwg-tjba-nk law-17 water st-290520. Revision: P3

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: This is a compliance condition which does not need to be discharged.

- 3 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of the retaining wall and railings have been submitted to

and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The materials as identified in the drawing 'Vehicle Parking Area, Proposed Plan & Sections' (drawing file name: dwg-tjba-nk law-17 water st-290520; drawing revision: P7) and email dated 08/09/2025 is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 4 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
- (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
- (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped and to ensure biodiversity net gain in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted landscaping scheme as set out on the drawing 'Vehicle Parking Area, Proposed Plan & Sections' (drawing file name: dwg-tjba-nk law-17 water st-290520; drawing revision: P7) and email dated 08/09/2025 is accepted. The approved scheme shall be carried out in accordance with the approved details within the first planting season following occupation of the approved development, or within timing which has first been submitted to and approved in writing by the Local Planning Authority.

Yours faithfully,

Melanie Hale
Head of Planning Services